

## MEMORANDUM

**TO:** Chairman Roberts and Members of the Plan Commission  
**FROM:** Kelley Frazier, Planning Technician  
**DATE:** November 20, 2014  
**SUBJECT:** New Development Applications

The following development applications have been submitted for review and are tentatively scheduled to be heard at the December 8, 2014 Plan Commission meeting.

### PLATS

Replat – Restaurant Headquarters Addition  
Preliminary Plat – Castle Point Addition Phase 2  
Final Plat – Valk Storage Addition  
Final Plat – Las Brisas Annex Addition  
Replat – Spencer Addition  
Final Plat – Hillside on the Lake Addition  
Replat – Lyons Fire and Substation Addition  
Replat – Garland Retirement Center Addition  
Replat – Golden Chick of Garland Addition

### VARIANCES

1. Consideration of the application of **RHE Hatco** requesting approval of a variance to the Sign Ordinance regarding the maximum number of monument signs and distance between signs on the same site on a property zoned Industrial (I-1) District. This property is located at 601 Marion Drive. (District 8) (File SV 14-04)

### ZONING

1. Consideration of the application of **Harlan Properties**, requesting approval of a Detail Plan of 130 unit Townhouse Development on property zoned Planned Development (14-31) District for Townhouse Uses. This property is located northwest of the intersection of Belt Line Road and North Garland Avenue. (District 7) (File Z 14-47)
2. Consideration of the application of **MUY Hamburger Partners LLC**, requesting approval of a Specific Use Permit for Restaurant with Drive Through on property zoned Shopping Center (SC) District. This property is located northwest of the intersection of West Miller Road and South Garland Avenue. (District 8) (File Z 14-48)
3. Consideration of the application of **Smithers Merchant Builders, LP**, requesting approval of 1) a change of zoning from Shopping Center (SC) District to a Planned Development for Multi Family (MF-12) Uses, 2) a Detail Plan for a Nursing Home and 3) a Specific Use Permit for Nursing Home. This property is located northwest of the intersection of Belt Line Road and Shiloh Road. (District 7) (File Z 14-49)